WARRANTY DEED

Bill Garrett Davidson County
Batch# 111085 **DEEDWARR**
06/29/2018 03:19:14 PM 2 pgs
Fees: $13.00 Taxes: $1,363.45

20180629-0063363

R-BR-18-3207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James M. Sweet and Christina Read Sweet **Jacqueline Shelton**	**Amerifirst Financial, Inc.**	
(NAME) **5660 South Gemstone Drive**	(NAME) **275 East Rivulon Blvd. #300**	**072-02-0-003.00**
(ADDRESS) **Chandler, AZ 85249**	(ADDRESS) **Gilbert, AZ 85297**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON JAY VELASQUEZ AND KATHERINE RUTH VELASQUEZ, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES M. SWEET AND CHRISTINA READ SWEET, HUSBAND AND WIFE AND JACQUELINE SHELTON, A SINGLE PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Maynor Place of record in Plat Book 843, Page 24, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 60 feet on the westerly side of Coney Street and runs back 305 feet on the northerly line and 367 feet on the southerly line to the easterly margin of the right of way of the L&N Railroad and measures 86 1/2 feet thereon.

Being the same property conveyed to Brandon Jay Velasquez and Katherine Ruth Bentley by Warranty deed from John Blackwell of record in Instrument No. 20150908-0091027 Register's Office for Davidson County, Tennessee, dated September 3, 2015 and recorded on September 8, 2015.

The said Katherine Ruth Bentley having since married and now being known as Katherine Ruth Velasquez.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 843, Page 24, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3207 Coney Street, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th DAY OF JUNE, 2018.

Brandon Jay Velasquez

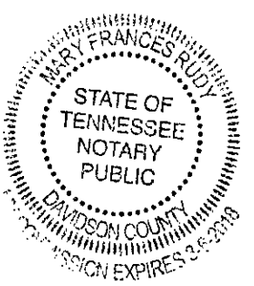
Katherine Ruth Velasquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON JAY VELASQUEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

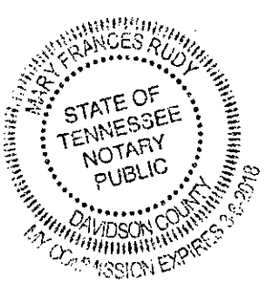


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE RUTH VELASQUEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
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Nashville, TN 37212